

TRUE COPY

UTI TECHNOLOGY SERVICES LIMITED
EDC HOUSE, WING 'C' SHOP NO.30
GROUND FLOOR, DADA VAIDYAROAD
PANAJI, GOA-403001

D-5/STP(V)/C.R/35/10/2010-RD(1466903)

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09/01/2015



DEED OF SALE

This Deed of Sale is executed on this 9th day of January 2015,
in the City of Mapusa, Taluka of Bardez, District of North Goa,
State of Goa.

Roranta

D. Noronha

A



BETWEEN

1. **MRS. DELPHINE** alias **DELFINA NORONHA** alias **ANNA DELFINA FERNANDES**, widow of Mr. Ubaldo Alexander Noronha, 73 years of age, housewife, holding PAN Card No

2. **MR. ANTHONY NORONHA**, son of late Mr. Ubaldo Alexander Noronha, 45 years of age, business, unmarried, holding Aadhaar Card No. and PAN Card No., both residents of Happy House, Bldg. No. 3 Vakola, St. Cruz East, Mumbai- 55,

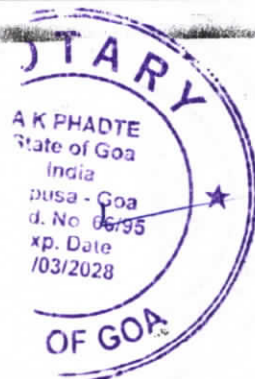
3. **MR. TERENCE NORONHA**, son of late Mr. Ubaldo Alexander Noronha, 44 years of age, service, holding PAN Card No., married to,

4. **MRS. SHIRLEY CARVALHO e NORONHA**, 42 years of age, service, holding Indian Passport No. Z1137821, holding PAN Card No., both residing at Sultan Saeed Al Shuwainheen, Rolla Square, Flat no. 102, Sharjah, U.A.E.

5. **MR. OSMOND NORONHA**, son of late Mr. Ubaldo Alexander Noronha, 40 years of age, business, unmarried, holding Aadhaar Card No. and PAN Card No., resident of Happy House, Bldg. No. 3 Vakola, St. Cruz East, Mumbai- 55.

6. **MR. RUDOLF NORONHA**, son of late Mr. Ubaldo Alexander Noronha, 37 years of age, business, unmarried, holding Aadhaar Card No., resident of Happy House, Bldg. No. 3 Vakola, St. Cruz East, Mumbai- 55; hereinafter referred to as the **'VENDORS'** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include

[Handwritten signatures and initials]
D. Noronha



their heirs, successors, executors, administrators) of the **ONE PART.**

AND

7. **MR. GODFREY FERNANDES**, son of Cyril Fernandes, 55 years of age, service, married, having Aadhaar Card no. _____, and PAN Card No. _____, residing at B-802, Devraj Towers, off Judges Bungalow Road, Bodakdev, Ahmedabad City, Gujarat, 380054, presently residing at House No. 78/3, Cunchelim, Mapusa, Bardez, Goa, hereinafter referred to as the '**PURCHASER**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators and assigns) of the **OTHER PART.**



All parties are Indian nationals.



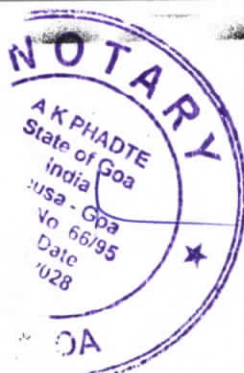
WHEREAS there exists an immovable property known as "Rustic Property" or "Gorbata" with a residential house bearing no. 78/3 therein, situated at Cunchelim, Mapusa, Bardez, Goa, not found registered in the Land Registration Office of Bardez, but it is enrolled in the Revenue Office of Bardez under no. 484 of 2nd Circumscription, surveyed in the City Survey of Mapusa under Chalta no.6 of P.T. Sheet no.7, having an area of about 2768 sq. mts. and is bounded on the North by road, on the South partly by path and partly by Chalta no. 12 of P.T. Sheet no. 7, on the East by the Municipal Road and on the West by Chalta no. 5 of P.T. Sheet no. 7, hereinafter referred to as "the said property".

WHEREAS the said property originally purchased by Mr. Jose Luis Sebastiao Fernandes and his second wife Carmelina Noronha Fernandes and they had three children Angelica Prisca Fernandes married to Gregorio Damiao De Souza, Anna

J. Noronha R.N.
R. Noronha

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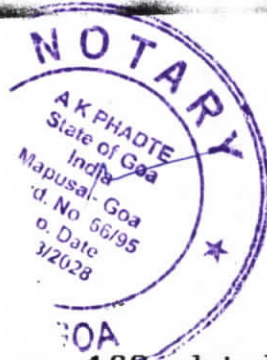
Delfina Fernandes and Maria Filomena Fernandes , on the death of the Mr. Jose Luis Sebastiao Fernandes who was also known as Luis de Sebastiao Honorato Fernandes , which took place on 22/11/1954 , the said Carmelina initiated Inventory Proceedings no. 77/1955 in the Court of Judicial Division of Bardez , third office which concluded on 8/8/1959 whereby undivided half of the said property was allotted to Carmelina Noronha , undivided one fourth of the said property was allotted to Maria Filomena Fernandes and undivided one fourth of the said property was allotted to Ana Delfina Fernandes ,

WHEREAS Ana Delfina Fernandes was married to Mr. Ubaldo Alexander Noronha and they had four children Anthony, Terrence , Osmond and Rudolf. Mr. Ubaldo A. Noronha died on 27/9/2001 leaving behind his widow vendor no. 1, and the said four children Mr. Terrence Noronha was married to Mrs. Shirley Carvalho and thus the Vendors are actual owners in possession of the undivided $\frac{1}{4}$ right of the said property, wherein the Vendor no. 1 Mrs. Delfina Noronha has undivided $\frac{1}{8}$ th right of the said property , Mr. Anthony Noronha Vendor no. 2 has undivided $\frac{1}{32}$ right of the said property , Mr. Terrence Noronha Vendor no.3 and Mrs. Shirley Carvalho Vendor no.4 have jointly undivided $\frac{1}{32}$ right of the said property , Mr. Osmond Noronha Vendor no. 5 has undivided $\frac{1}{32}$ right of the said property , Mr. Rudolf Noronha Vendor no.6 has undivided $\frac{1}{32}$ right of the said property ,

WHEREAS the said property admeasures about 2768 sq. mts. and the undivided $\frac{1}{4}$ th right of the said property would be equivalent to about undivided 692 sq. mts.

WHEREAS Vendor No. 3 & 5 are represented by their lawful attorney, MR. ANTHONY NORONHA, having appointed by Power of Attorney registered before the Notary, N. K. Chandiramani,

D. Noronha *Rosinha* *[Signature]* *A*



under no. 109 dated 29/02/2008 and Vendor No. 4 is represented by their lawful attorney, MR. ANTHONY NORONHA, havinf appointed by Power of Attorney registered before the Consulate General of India, Dubai (U.A.E.) dated 22/08/2008 and the same is duely stamped by Additional Collector I of North Goa Panjim on 05/01/2015.

WHEREAS the Vendors were interested in selling their undivided 1/4th share in the said property for Rs. 70,00,000/- and the Vendor is willing to purchase the same.

**NOW THEREFORE THIS DEED OF SALE WITNESSESS AS
UNDER:-**

In consideration of Rs. 70,00,000/- (Rupees seventy lakhs only) as being paid by the Purchaser to the Vendor today, being Rs. 35,00,000/- by cheque no. 000002 of Bank of Baroda, S.G. High way Branch, Ahmedabad dated 11/1/2015 in favor of Mrs. Delfina Noronha, Vendor no. 1, being Rs. 8,75,000/- (Eight Lakhs Seventy Five Thousand only) by cheque no. 000003, Bank of Baroda, S.G. High way Branch, Ahmedabad, dated 11/1/2015 in favor of Mr. Anthony Noronha Vendor no. 2, being Rs. 4,37,500/- (Four Lakhs Thirty Seven Thousand and Five Hundred only) by cheque no. 000004, Bank of Baroda, S.G. High way Branch, Ahmedabad dated 11/1/2015 in favor of Mr. Terrence Noronha Vendor no. 3, being Rs. 4,37,500/- (Four Lakhs Thirty Seven Thousand and Five Hundred only) by cheque no. 000005, Bank of Baroda, S.G. High way Branch, Ahmedabad, dated 11/1/2015 in favor of Mrs. Shirley Carvalho Vendor no. 4, being Rs. 8,75,000/- (Eight Lakhs Seventy Five Thousand only) by cheque no. 000006 Bank of Baroda, S.G. High way Branch, Ahmedabad, dated 11/1/2015 in favor of Mr. Osmond Noronha Vendor no. 5, being Rs. 8,75,000/- Eight Lakhs Seventy Five Thousand only) by cheque no. 000007, Bank of Baroda, S.G. High way Branch, Ahmedabad dated 9/1/2015 in favor of Mr. Rudolf Noronha Vendor no. 6, the Vendors do hereby admit and

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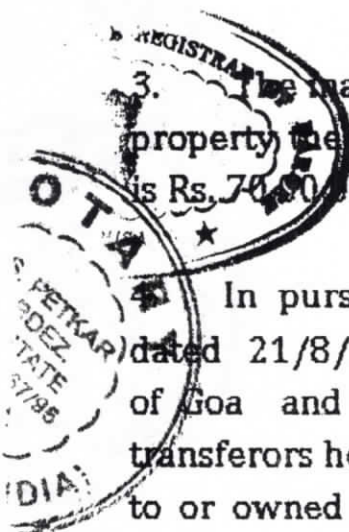
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acknowledge the receipt of the same for all effects and purposes , the Vendors as owners, do hereby convey by way of sale to the Purchaser the undivided 1/4th share of the said property and undivided one fourth share of the House no 78/3 situated therein , more particularly described in the Schedule below, together with all privileges, easements whatsoever belonging or in any way appertaining or usually held or reputed to belong or to appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the sellers into or upon of the same and every part thereof to AND TO HAVE AND TO HOLD the same as absolute owner thereof for all time to come.

2. The Vendors do hereby hand over to the Purchaser the undivided 1/4th right to the said property and the undivided one fourth right to the House no. 78/3.

3. The market value of the undivided 1/4th right to the said property and the undivided one fourth right to the House no. 78/3 is Rs. 70,00,000/-.



4. In pursuance to Notification No. RD/LND/LFC/318/77 dated 21/8/1978 issued by Secretary (Revenue) Government of Goa and Circular No. 16/4/2011-RD dated 6/6/2011, the transferors hereby declare that the said property does not belong to or owned by Scheduled Caste or Scheduled Tribes, as such previous sanction of Collector of North Goa, Panaji, is not required for the transfer.

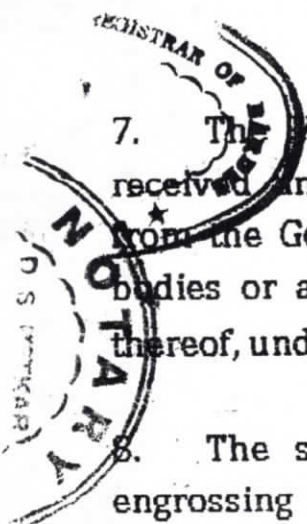
5. The Vendors do covenant with the Purchaser that the Purchaser shall hereafter peacefully and quietly hold , use, possess and enjoy the said plot as their own chattel without any objection, obstruction, interference, interruption, hindrance, claim or demands whatsoever from the Vendors , or their predecessors or any person claiming through or under them and

D. Voronha *Roronha* *[Signature]* *A*



the Vendors do not have any right whatsoever to the said property.

6. The Vendors do hereby covenant with the Purchaser that not with standing any acts, deeds or things heretofore done, either by the Vendors or their predecessors in title executed or knowingly suffered the said plot hereby conveyed free from encumbrance charges, claims and demands or defects in title whatsoever and that the Vendors have now good right and full power and absolute authority to sell and convey unto the Purchase in the manner aforesaid and indemnify the Purchaser in case of any loss or damages. In case any other document or rectification requires to be done the Vendors covenant to execute such further documents or documents or make rectification.



7. The Vendors have not, prior to the execution hereof, received any notice of acquisition, requisition or reservation from the Government, Village authorities or any other public bodies or authorities, in respect of the property or any part thereof, under any provision of law.

8. The stamp duty of Rs. 2,45,000/- has been paid by engrossing this Deed.

SCHEDULE

Undivided one fourth share admeasuring an area of 692 sq. mts. of the immovable property known as "Rustic Property" or "Gorbata" with undivided one fourth share of a residential house bearing no. 78/3 therein, situated at Cunchelim, Mapusa, Bardez, Goa, entire property not found registered in the Land Registration Office of Bardez, but enrolled in the Revenue Office of Bardez, under no. 484 of 2nd circumscription and surveyed in

A. Vaz

R. Vaz

[Signature]



the City Survey of Mapusa under Chalta no.6 of P.T. Sheet no.7, having an area of about 2768 sq. mts. and the entire property is bounded as follows:-

North:- by road,

East :- by the Municipal Road

South :- partly by path and partly by Chalta no. 12 of P.T. Sheet no. 7

West:- by Chalta no. 5 of P.T. Sheet no. 7

IN WITNESS WHEREOF this Deed of Sale has been executed by the Vendor no. 1, Vendor no. 2 for self and as lawful attorney of Vendor no. 3, 4, & 5, and Vendor no. 6 and the Purchaser in the presence of the below mentioned two witnesses.

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Rozanka

[Signature]



Name



VENDOR NO. 2

Name

2. MR. ANTHONY NORONHA

For Self and as Lawful Attorney of
Terence Noronha, Shirley Carvalho
e Noronha, and Osmond Noronha

L. H. F. PRINTS



1.



4.



5.

R. H. F. PRINTS



D. Noronha

Noronha

[Signature]

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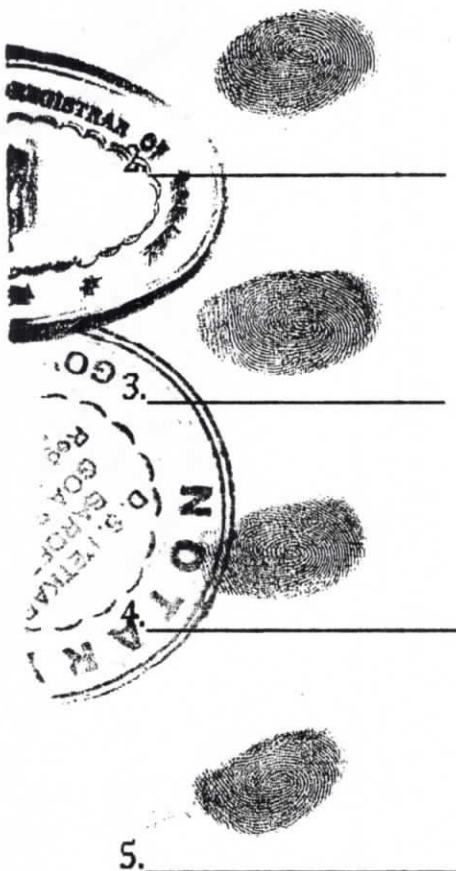


VENDOR N. 6

Rudolf Noronha
6. MR. RUDOLF NORONHA

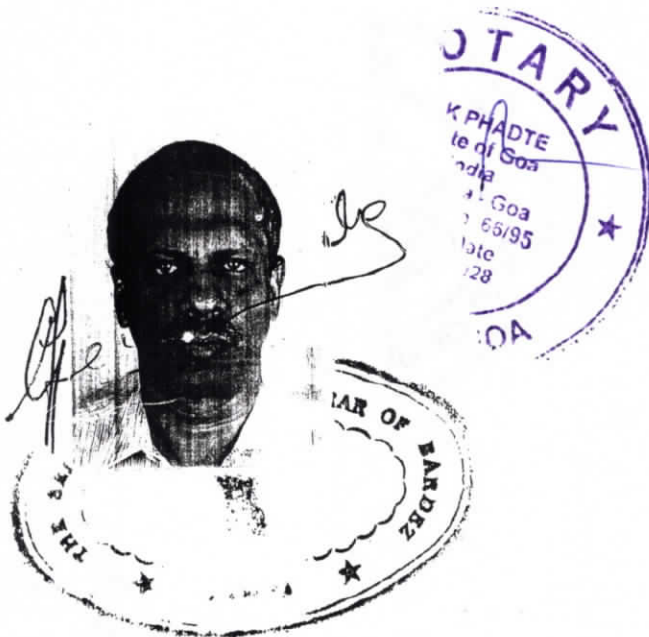
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R. H. F. PRINTS

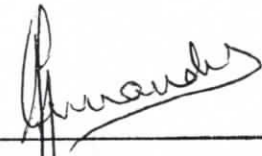


D. Noronha

Rudolf Noronha [Signature] A

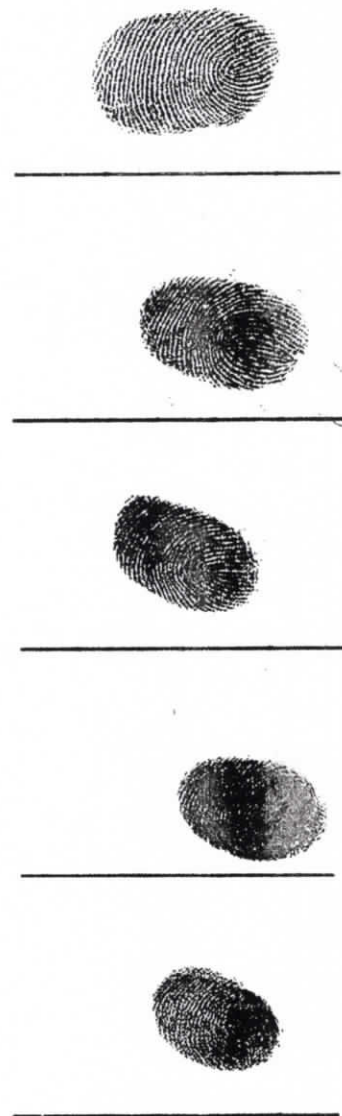
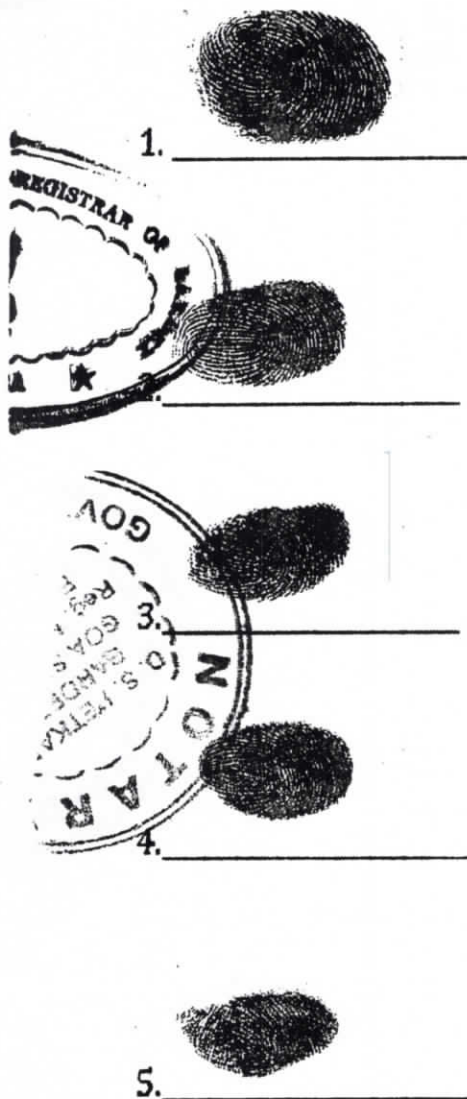


PURCHASER


Mr. GODFREY FERNANDES

L. H. F. PRINTS

R. H. F. PRINTS



D. Noronha

Noronha  

Witnessess:-



1. Agredo de Chuma Agredo



Cleofas Arwido Martins
D. Naronha Naronha Martins





Office of Sub-Registrar Bardez
Government of Goa

Print Date & Time : 09-01-2015 04:02:26 PM

Document Serial Number : 170

Presented at 03:19:00 PM on 09-01-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	210000.00
2	Processing Fees	420.00
	Total :-	210420.00

Stamp Duty Required: 245000.00 Stamp Duty Paid: 245000.00

Godfrey Fernandes presenter

Name	Photo	Thumb Impression	Signature
Godfrey Fernandes, S/o Cyril Fernandes, Married, Indian, age 55 Years, Service, r/o B-802, Devraj Towers, Off Judges Bungalow Road, Bodakdev, Ahmedabad City Gujarat-380054, pr. at H.No. 78/3, Cunchelim, Mapusa, Bardez-Goa PAN No. J			

Endorsements

Executant

1. Anthony Noronha, S/o Late Ubaldo Alexander Noronha, UnMarried, Indian, age 45 Years, Business, r/o Happy House, Bldg. No. 3, Vakola, St. Cruz (E), Mumbai-400055 PAN No. . For self as Vendor No.2 & as POA Holder for the Vendor No's. 3 & 5-Terence & Osmond Noronha, vide 29/02/2008, executed before the Notary, N. K. Chandiramani, Maharashtra, under Sr. no. 109/2008 for Vendor No.4-Shirley, vide POA dated 22/08/2008, executed before the Vice Consul, Consulate General of India, Dubai, UAE, duly adjudicated before the Additional Collector of North Goa District, Panaji dated 05/01/2015

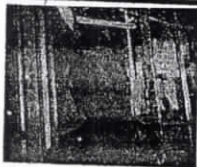
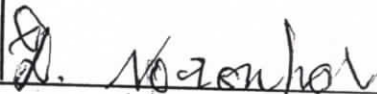
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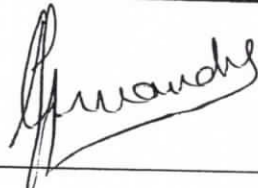
2. Delphine alias Delfina Noronha alias Anna Delfina Fernandes, W/o Ubaldo Alexander Noronha, widow, Indian, age 73 Years, House-Wife, r/o Happy House, Bldg. No. 3, Vakola, St. Cruz (E), Mumbai-400055 PAN No. AHMPN0361L

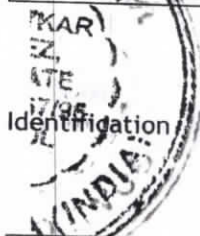
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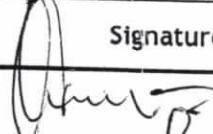
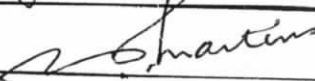
3. Rudolf Noronha, S/o Late Ubaldo Alexander Noronha, UnMarried, Indian, age 37 Years, Business, r/o Happy House, Building No. 3, Vakola, St. Cruz (E), Mumbai-400055 Form 60 enclosed herewith.

Photo	Thumb Impression	Signature
		

4. Godfrey Fernandes, S/o Cyril Fernandes, Married, Indian, age 55 Years, Service, r/o B-802, Devraj Towers, Off Judges Bungalow Road, Bodakdev. Ahmedabad City Gujarat-380054, pr. at H.No. 78/3, Cunchelim, Mapusa, Bardez-Goa PAN No.

Photo	Thumb Impression	Signature
		



No.	Witness Details	Signature
1	Agnelo Oliveira, S/o Late Vincent Oliveira, Married, Indian, age 50 Years, Business, r/o H.No. 58/A, Quitula, Aldona, Bardez-Goa	
2	Cleophas A. Martins, S/o Dr. D. A. Martins, Married, Indian, age 66 Years, Service, r/o H.No. 291/C, Varca, Salcette-Goa-403721	

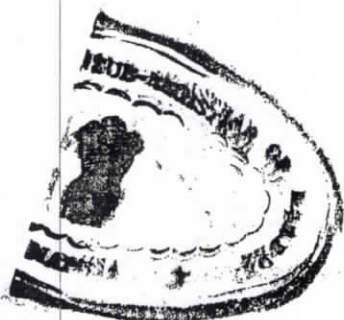
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Sub-Registrar

**SUB-REGISTRAR
BARDEZ**

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Book-1 Document
Registration Number BRZ-BK1-04671-2015
CD Number BRZD762 on
Date 27-02-2015

Sub-Registrar (Bardez)

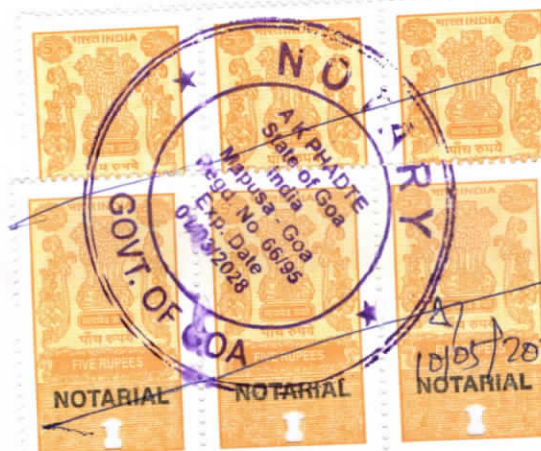
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Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-REGISTRAR
BARDEZ

Delivered by
10/04/15



Issue of cert Xerox True Copy / Copies / Original
Of the Document On 10/05/2023
Under Reg. No. 92892/2023

A. K. PHADTE
NOTARY

Office No. 17, First Floor, El-Capitan Center,
Mapusa, Bardez, Goa.

Certified that this is a True Copy
Mapusa Dt 15/07/2017

D. S. PETKAR
B.A.L.L.B
NOTARY, Reg. No. 67194
St No 11257/2017

